

# **PISTORINO & ALAM**

## **CONSULTING ENGINEERS, INC.**

7171 SW 62<sup>nd</sup> Avenue, Fourth Floor

Miami, Florida 33143

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### **FAX**

<b>To: Mr. Hamid Dolikhani</b>	<b>From: Nasir Alam</b>
<b>Fax: 305-535-7513</b>	<b>Pages: 1</b>
<b>Phone:</b>	<b>Date: 06/24/04</b>

 **PISTORINO & ALAM**  
**CONSULTING ENGINEERS, INC**

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June 24, 2004

**Mr. Hamid Dolikhani, AICP, CBO**  
Assistant Building Director/ Building Official  
City of Miami Beach  
1700 Convention Center Drive  
Miami Beach, Florida 33139

Via Facsimile  
305 535-7513

Re: **Castle Beach Club Condominium Building**  
**Shoring Status Update**

Dear Mr. Dolikhani;

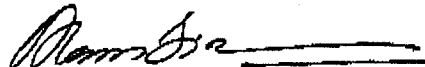
Pursuant to your request, we are pleased to submit the current progress report regarding shoring of the damaged structural components at the Castle Beach Club Condominium located at 5445 Collins Avenue, Miami Beach. Following notification from the City of Miami Beach to the Condominium Association, structural stabilization efforts at Castle Beach Club have been expedited. Shoring placement is in progress and is almost complete at the Chiller Room, North side of the Parking Garage and the Pump Room. At completion, this shoring will stabilize the damaged structural components present in these areas.

Diversified Construction Company has been authorized by the Receiver to proceed with installation of the shoring at other damaged structural components, known at this stage. If shoring progress, similar to today, continue, the known damaged structural components would be stabilized by the end of the day tomorrow, that is June 25, 2004.

Should you have any question or comment please feel free to call.

Very truly yours:

**PISTORINO & ALAM CONSULTING ENGINEERS, INC.**

  
Nasir M. Alam, P.E.

Mr. Robert Stone, CPA - as receiver 305 857-6840  
Mr. Helio de la Torre, Esq. 305 443-3292  
Mr. Richard Burton Esq. 305 864-4699  
Mr. Richard Goldstein Esq. 305 374-7632  
Mr. Leopoldo Gonzalez 305 867-8332  
Mr. Phil Azan CMB Building Official 305 535-7315



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June 23, 2004

Mr. Hamid Dolikhani, AICP, CBO  
Assistant Building Director/ Building Official  
City of Miami Beach  
1700 Convention Center Drive  
Miami Beach, Florida 33139

Via Facsimile  
305 535-7513

Re: Engineering Inspections (PA 04-175)  
Status Update

At: Castle Beach Club Condominium  
5445 Collins Avenue  
Miami Beach, Florida 33140

Dear Mr. Dolikhani;

Per your request, this letter is written to up date the City of Miami Beach as to the status of the work required to address the life safety issues and violation notices that have been issued.

1. The cooling tower structural repairs have not been addressed as the condominium board president decided to bid this work out instead of repairing it on an emergency basis. To date we have not received any information from him regarding status of bidding and repair schedule. Diversified was ready to perform repairs on an emergency basis but were instructed by Mr. Gonzalez to stop the work.
2. We had Diversified shore up several areas but while doing this work they were escorted off the property by the building security forces under the condominium board president's direction. The work has not been completed. As we continue to examine the building we find more areas that need to be shored.
3. We have had Helms Electric review the electrical systems and give a proposal for getting GE technical support and Helms doing the required work. The proposal has been submitted to the association. This essential work has not started as the condominium board president does not want to use the contractor recommended by us and wants to use someone else.
4. We met with Helm's several times to determine the best possible location for the required early warning detection system but the condominium board president once again did not want to use the contractor we recommended and wants to use a company that has done work in the building previously. The work has not started.

The directions from the City were clear in the violation notices regarding the above life safety issues and we have tried to expedite all required work but the obstructions and interference from the condominium board and the president has been constant. Due to this the majority of the required work has not been started or completed.

In addition to the previous documented life safety issues that the City has been notified of, there are critical structural issues that we continue to discover and we have found many other code violations and life safety issues through out the building. Among them are:

1. Breached fire rating assemblies in required means of egress corridors
2. Many fire penetration issues with utility penetrations without correct fire rated assemblies

3. Incorrect fire rated assemblies for vertical trash and linen chutes
4. Incorrect fire assembly for boiler flues
5. Gas boilers without proper venting or exhaust (has been addressed by City)
6. Vertical shafts that are not fire rated
7. Venting of clothes dryers into PVC vertical pipes in shafts that are not fire rated
8. Kitchen stove/grill exhaust ducts located within incorrectly fire rated drywall chases both vertically and horizontally. The duct penetrates floor assemblies without fire stopping
9. The original emergency generator has not been updated for the additional loads that have been placed upon it. Cited by City as an item that needs immediate attention
10. Water lines located in the main electrical room are installed above switch gear and power busways. Evidence of water leaks on the 2,500 amp busway. Busways rusted away
11. Lack of main over current devices for 2,500 amp busway from the FPL vault, the emergency generator, 480 volt switch gear, motor control center and a 480 volt emergency panel
12. Open electrical boxes, panel boards and J-boxes throughout.
13. Water pouring through electrical conduits
14. Romex wiring in corridor ceilings
15. Hydraulic calculations show deficiencies in the installed fire sprinkler layout
16. Excessive number of fire sprinkler heads on under sized branch lines
17. There are many critical structural items such as parking garage slab, mezzanine slab and columns and main tower columns that have spalled apart.

The above is not to be considered the only deficiencies that we have uncovered. Our office continues to find unusual and dangerous life safety issues every day that we go out to the project. Our engineers and architects discover code violations and work that does not comply with the code and was performed without permits.

Our ongoing work will probably continue to discover other issues in the building. A summary to date shows numerous life safety issues that when taken individually can be addressed in a logical fashion in order to solve them. When taken collectively as a whole, the building has numerous conditions that may be hazardous to life safety.

If there are any questions please feel free to contact me at any time regarding any issue.

Respectfully yours;

Pistorino & Alam Consulting Engineers



Stanley Stanczyk, RA/CCC  
for the firm

cc: John Pistorino, Principal Nasir Alam, Principal  
Mr. Robert Stone, CPA - as receiver 305 857-6840  
Mr. Helio de la Torre, Esq. 305 443-3292  
Mr. Richard Burton Esq. 305 864-4699  
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7573



# **PISTORINO & ALAM**

CONSULTING ENGINEERS, INC.

7171 S.W. 62<sup>nd</sup> Avenue 4<sup>th</sup> Floor Miami, Florida 33143  
(305) 669-2700 ph (305) 669-2165 fax

June 24, 2004

**Mr. Leopoldo Gonzalez**  
Capital Group Realty, Inc.  
5445 Collins Avenue  
Suite CU-10  
Miami Beach, Florida 33140

**Via Facsimile**  
(305) 867-8332 fax  
(305) 867-8311 ph

Re: **Engineering Inspections (PA 04-175)**  
**Electrical Services Required by City**

At: **Castle Beach Club Condominium**  
**5445 Collins Avenue**  
**Miami Beach, Florida 33140**

Dear Mr. Gonzalez;

Attached are the four proposals from Helms Electric to do the necessary work required per the City of Miami Beach electrical violation notices. Please authorize.

If there are any questions please feel free to contact me at any time regarding any issue.

Respectfully yours;

Stanley Stanczyk, RA/CGC  
for the firm

cc: John Pistorino, Principal Nasir Alam, Principal  
Mr. Robert Stone, CPA - as receiver 305 857-6840  
Mr. Helio de la Torre, Esq. 305 443-3292  
Mr. Richard Burton Esq. 305 864-4699  
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1. The majority of electrical blower motors have been recently replaced
2. There are open electrical J-boxes with wires extending out of the boxes.
3. Electrical wires run from J-boxes to the A/C blower motor without conduits.
4. Electrical wires and flexible metal conduit are incorrectly terminated.
5. "Hot" Electrical wires cut and left hanging without terminations.
6. Electrical equipment ground wires cut or not grounded correctly.
7. Exposed electrical wires that have been spliced and wrapped in tape.
8. Nicks in exposed wiring that have been wrapped in tape.
9. When flexible metal conduit was used from a J-box, it was never connected to the motors correctly. Exposed wiring is in contact with rough metal edges of the metal conduit.
10. There were several cases where the flexible metal conduit was broken in the middle of the run and exposed wires are outside the conduit.
11. Some J-boxes are not secured correctly (hanging by conduit).
12. Exposed Romex wiring was used in several of the units in the ceiling space.
13. Exposed Romex wiring was used to power receptacles and televisions.

Other issues that are immediate Life Safety issues are:

1. During these and other renovations fire ratings have been breached in every wall between units and the egress corridors.
2. Balconies with no safety barrier in the railings (Unit 1029)
3. Balconies that have 1/8" acrylic plastic panels in railings (Unit 1016)
4. The Emergency Generator is not large enough for the 60 HP Fire pump, therefore the fire pump is not operational.
5. Recent renovations in the units are not Code compliant.

All of these Life Safety issues must be corrected in compliance with Building Code requirements. Until corrective action is undertaken, power to units with exposed wiring must be discontinued at a main panel so as to eliminate any potential fire hazard and electrical shock to the occupants. If there is a fire, there will be no fire sprinkler protection since the 60 HP Fire Pump is too large for the 60 KW Generator.

Unit Numbers Reviewed to Date

402, 403, 405, 408, 410, 412, 415, 420, 422, 424, 427, 428, 429, 430, 431  
514, 515, 519, 521, 526, 533  
602, 603, 604, 605, 607, 611, 620, 621, 622, 624, 625, 629, 630, 631, 632, 634, 635  
702, 703, 707, 710, 712, 715, 716, 718, 720, 721, 722, 724, 726, 731, 732  
804, 806, 807, 810, 811, 812, 814, 815, 818, 820, 821, 822, 825, 826, 831, 832, 833, 835  
904, 910, 911, 912, 919, 920, 922, 924, 927, 929, 931  
1002, 1003, 1006, 1016, 1026, 1027, 1029, 1032, 1034  
1102, 1104, 1105, 1107, 1108, 1111, 1112, 1115, 1116, 1121, 1123, 1124, 1126, 1130, 1133  
1202, 1203, 1218, 1221, 1226, 1228, 1230  
1430  
1508, 1509, 1523  
1620, 1623, 1626, 1629, 1631, 1633



Mr. Robert Stone, Receiver  
Castle Beach Club Condominium  
December 10, 2004  
Page 3 of 8

As you know, we are under a Court mandate and directive to do what is necessary to secure the safety of the building and its occupants. Therefore these electrical code violations must be addressed immediately. We are required by our licensing laws to notify the Building Official of such conditions.

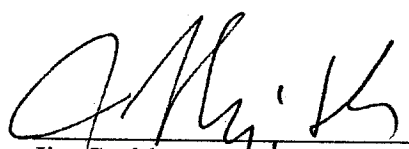
If there are any questions please feel free to contact us at any time regarding any issue.

Very truly yours,



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John Pistorino, P.E.,  
Principal



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Jim Smith, P.E.,  
Chief Electrical Engineer

cc: Mr. Phil Azan, City Miami Beach 305 535-7513  
Mr. Helio de la Torre, Esq. 305 443-3292  
Mr. Richard Burton Esq. 305 867-8601  
Mr. Richard Goldstein Esq. 305 374-7632  
Mr. Juan Pierre Perez 305 867-8332

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